



TOWN OF NEW WINDSOR

ZONING BOARD OF APPEALS

Regular Session

Date: AUGUST 27, 2012

AGENDA

7:30 p.m. – Roll Call

Motion to accept minutes of meetings as written.

PRELIMINARY MEETINGS:

1. **THOMAS & ZILLAH STACKLUM (12-30)** - A request for a variance for a proposed rear yard screened in porch is required. The required rear yard depth is 50'. With the screened porch there is only 45' to the rear property line. A variance of 5' is requested at 21 Birchwood Drive in a R-4 Zone. **(39-5-11)**
2. **THOMAS & DENA BETH RILEY (12-33)** – A request for a variance for an existing shed with an attached deck will not meet the 10' side and rear property line set backs. A variance of 6' for the side yard and 5' for the rear yard is required for 9 Broad Street in an R-4 Zone. **(20-1-8)**
3. **DOCUWARE (12-34)** - A variance is required for an additional façade sign 1.5' X 8' located at 4 London Avenue in an API Zone. **(3-1-65)**

PUBLIC HEARINGS:

4. **TRADE AUTOMOTIVE – ART GLYNN (12-28)** – The maximum size for a fence to project closer to the road than the existing building is 4 feet. A variance is needed for an existing 6' chain link fence. The variance will be a 2 foot difference in height located at 221 Walsh Avenue in a P Zone. **(9-1-60)**
5. **XCEL DEVELOPMENT – CHRIS KIRWAN (12-29)** – an existing house will need a variance for the front yard depth. The subdivision approval has a front yard depth of 35'. The existing depth is 25.9', a variance of 9.1' is required located at 43 Briarwood Lane in a R-3 Zone. **(65-1-132)**
6. **DAMON RUTA (12-31)** – Such accessory buildings shall be set back 10 ft for any property line. The existing 8ft x 8ft shed is 7.5ft from the side property line. A variance of 2.5ft is required located at 108 Glendale Drive in a R-4 Zone. **(25-4-5)**
7. **DORETTA LUPINACCI (12-32)** – An existing vacant lot does not meet the minimum lot width of 175ft. A variance of 27.5ft is required to build a one family dwelling located at 315 Lake Road in a R-1 Zone. **(57-1-98.1)**

(NEXT MEETING - SEPTEMBER 10, 2012)